



**Address:** [2814 SIMONDALE DR](#)  
**City:** FORT WORTH  
**Georeference:** 2140-1-10  
**Subdivision:** BELLAIRE ESTATES  
**Neighborhood Code:** 4T001B

**Latitude:** 32.7102506685  
**Longitude:** -97.3729132413  
**TAD Map:** 2036-376  
**MAPSCO:** TAR-075Z



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** BELLAIRE ESTATES Block 1 Lot 10

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
FORT WORTH ISD (905)

**State Code:** C1

**Year Built:** 0

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$1,056,133

**Protest Deadline Date:** 5/24/2024

**Site Number:** 00147656

**Site Name:** BELLAIRE ESTATES-1-10

**Site Class:** C1 - Residential - Vacant Land

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 0

**Percent Complete:** 0%

**Land Sqft<sup>\*</sup>:** 31,363

**Land Acres<sup>\*</sup>:** 0.7200

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

MACLYNN SQUARED LLC- SERIES 2814

**Primary Owner Address:**

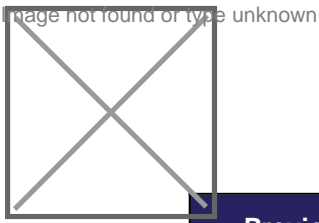
3624 ENCANTO DR  
FORT WORTH, TX 76109

**Deed Date:** 2/29/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224073222 CWD](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
Unlisted	3/19/2012	<a href="#">D212066359</a>	0000000	0000000
2814 SIMONDALE LLC	1/1/2009	<a href="#">D209290882</a>	0000000	0000000
RUBIN JOHN S	12/31/2008	<a href="#">D209290881</a>	0000000	0000000
2814 SIMONDALE LLC	5/23/2008	<a href="#">D208194297</a>	0000000	0000000
RUBIN JOHN S	6/6/1991	00102900000736	0010290	0000736
SANDIFER J S ESTATE	12/31/1900	00000000000000	0000000	0000000

VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised <sup>+</sup>
2025	\$0	\$900,000	\$900,000	\$900,000
2024	\$135,688	\$920,445	\$1,056,133	\$876,026
2023	\$201,449	\$613,630	\$815,079	\$796,387
2022	\$110,214	\$613,774	\$723,988	\$723,988
2021	\$99,878	\$650,000	\$749,878	\$749,878
2020	\$124,839	\$650,000	\$774,839	\$774,839

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

EXEMPTIONS / SPECIAL APPRAISAL

There are no exemptions for this property

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.